



**Astoria Court Roundhay Road, Leeds LS8 4HT**

**welcome to**

**Astoria Court Roundhay Road, Leeds**

Modern two bedroom and two bathroom apartment, located in a modern build development on Roundhay Road, close to local amenities and bus routes into Leeds City Centre.



### **Entrance Hall**

Entrance door and built in cupboard.

### **Lounge/dining Kitchen**

13' 9" x 24' 7" ( 4.19m x 7.49m )

Double glazed floor to ceiling windows to front and side, television point, recessed lighting, coving to ceiling and radiator.

### **Kitchen Area**

Fitted wall and base units with work surfaces over, single drainer sink unit, built in electric oven electric cooker point, space for washing machine, tiled walls, radiator and hexagon shaped dining area.

### **Bedroom One**

10' 8" x 10' 8" ( 3.25m x 3.25m )

Double glazed window to side, television point and radiator.

### **Ensuite**

White three piece suite comprising step in shower cubicle, low level WC and vanity unit with hand wash basin.

### **Bedroom Two**

6' 8" x 13' 5" ( 2.03m x 4.09m )

Double glazed window to side and radiator.

### **Bathroom**

White three piece suite comprising panelled bath, pedestal hand wash basin, low level WC, tiled walls and double glazed window to side.

### **External**

Secure underground parking space and intercom entry system.



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welcome to

## Astoria Court Roundhay Road, Leeds

- SECURE UNDERGROUND PARKING SPACE
- CLOSE TO OAKWOOD PARADE & ROUNDHAY PARK
- SPACIOUS LIVING AREAS
- LIFT ACCESS
- EARLY VIEWING HIGHLY RECOMMENDED

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1440.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 16 Feb 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
OAK107914 - 0003

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